

082.A

0002

0476.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

439,400 / 439,400

439,400 / 439,400

439,400 / 439,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
476		SUMMER ST, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	PODGURSKI STEPHEN	
Owner 2:		
Owner 3:		
Street 1:	476 SUMMER ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	DIGIOIA ELLEN-MARIE -
Owner 2:	-

Street 1:	476 SUMMER ST
Twn/City:	ARLINGTON

St/Prov:	MA	Cntry:
Postal:	02474	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1953, having primarily Vinyl Exterior and 1195 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7703																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	439,400			439,400			
Total Card		0.000	439,400			439,400	Entered Lot Size		
Total Parcel		0.000	439,400			439,400	Total Land:		
Source:		Market Adj Cost		Total Value per SQ unit /Card:	367.70	/Parcel: 367.7	Land Unit Type:		

APPRAISED:

439,400 / 439,400

USE VALUE:

439,400 / 439,400

ASSESSED:

439,400 / 439,400


Patriot Properties Inc.
 USER DEFINED
 Prior Id #1: 51044
 Prior Id #2:
 Prior Id #3:
 Prior Id #1:
 Prior Id #2:
 Prior Id #3:
 Prior Id #1:
 Prior Id #2:
 Prior Id #3:
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

PRINT
 Date Time
 12/11/20 04:49:20

LAST REV
 Date Time
 07/30/18 14:02:24
 danam

 15058
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:
PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	432,900	0	.	.	432,900	432,900	Year End Roll	12/18/2019
2019	102	FV	466,800	0	.	.	466,800	466,800	Year End Roll	1/3/2019
2018	102	FV	449,400	0	.	.	449,400	449,400	Year End Roll	12/20/2017
2017	102	FV	355,200	0	.	.	355,200	355,200	Year End Roll	1/3/2017
2016	102	FV	326,000	0	.	.	326,000	326,000	Year End	1/4/2016
2015	102	FV	296,300	0	.	.	296,300	296,300	Year End Roll	12/11/2014
2014	102	FV	271,800	0	.	.	271,800	271,800	Year End Roll	12/16/2013
2013	102	FV	271,800	0	.	.	271,800	271,800		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIGIOIA ELLEN-M	57555-346		9/30/2011		266,000	No	No		
FRANKLIN ARLING	46281-163		10/14/2005		342,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2004	945	Redo Kit	23,590			G6	GR FY06	REDO BTH, SLIDER,
9/29/2004	946	Redo Kit	23,590			G6	GR FY06	REDO BTH, SLIDER,
6/8/2004	529	Siding	13,125					VINYL, REROOF, REP

Date	Result	By	Name
7/30/2018	Measured	DGM	D Mann
12/30/2011	MLS	EMK	Ellen K
12/29/2005	External Ins	BR	B Rossignol
6/20/2005	MLS	BR	B Rossignol
3/28/2005	Info Fm Prmt	BR	B Rossignol
3/12/2005	External Ins	BR	B Rossignol
1/14/2000	Mailer Sent		
1/14/2000	Measured	277	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good																	
Sty Ht: 2H - 2 & 1/2 Sty		A Bath:	Rating:																	
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																	
Foundation: 1 - Concrete		A 3QBth:	Rating:																	
Frame: 1 - Wood		1/2 Bath:	Rating:																	
Prime Wall: 4 - Vinyl		A HBth:	Rating:																	
Sec Wall:	%	OthrFix:	Rating:																	
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID														
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good					1st Res Grid	Desc: Line 1	# Units: 1										
Color: BLUE		A Kits:	Rating:					Level	FY LR DR D K FR RR BR FB HB L O											
View / Desir:		Frl:	Rating:					Other												
GENERAL INFORMATION		WSFlue:	Rating:					Upper												
Grade: C - Average		CONDOS INFORMATION								Lvl 2										
Year Blt: 1953		Eff Yr Blt:		Location:						Lvl 1										
Alt LUC:		Alt %:		Total Units:						Lower										
Jurisdct: G7		Fact: .		Floor: M - Multi-Level						Totals	RMS: 5	BRS: 2	Baths: 1	HB						
Const Mod:				% Own: 2.450000048						REMODELING				RES BREAKDOWN						
Lump Sum Adj:				Name:						Exterior:					No Unit	RMS	BRS	FL		
INTERIOR INFORMATION				DEPRECIATION								Interior:					1	5	2	
Avg Ht/FL: STD		Phys Cond: VG - Very Good		4.6 %						Additions:										
Prim Int Wall: 2 - Plaster		Functional:		%						Kitchen: 2004										
Sec Int Wall:		Economic:		%						Baths:										
Partition: T - Typical		Special:		%						Plumbing:										
Prim Floors: 3 - Hardwood		Override:		%						Electric:										
Sec Floors:				Total: 4.6 %						Heating:										
Bsmt Flr: 12 - Concrete										General:										
Subfloor:										CALC SUMMARY				COMPARABLE SALES						
Bsmt Gar:										Basic \$ / SQ: 295.00					Rate	Parcel ID	Typ	Date	Sale Price	
Electric: 3 - Typical										Size Adj.: 1.35000002										
Insulation: 2 - Typical										Const Adj.: 0.99989998										
Int vs Ext: S										Adj \$ / SQ: 398.210										
Heat Fuel: 2 - Gas										Other Features: 66000										
Heat Type: 1 - Forced H/Air										Grade Factor: 1.00										
# Heat Sys: 1										NBHD Inf: 0.85000002										
% Heated: 100		% AC:								NBHD Mod:										
Solar HW: NO		Central Vac: NO								LUC Factor: 1.00										
% Com Wall:		% Sprinkled:								Adj Total: 460582										
										Depreciation: 21187										
										Depreciated Total: 439395										
										WtAv\$/SQ:	AvRate:	Ind.Val:								
										Juris. Factor: 1.00	Before Depr: 338.48									
										Special Features: 0	Val/Su Net: 367.70									
										Final Total: 439400	Val/Su SzAd: 367.70									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:		PARCEL ID 082.A-0002-0476.0						
SPEC FEATURES/YARD ITEMS																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N		Total Yard Items:				Total Special Features:								Total:						